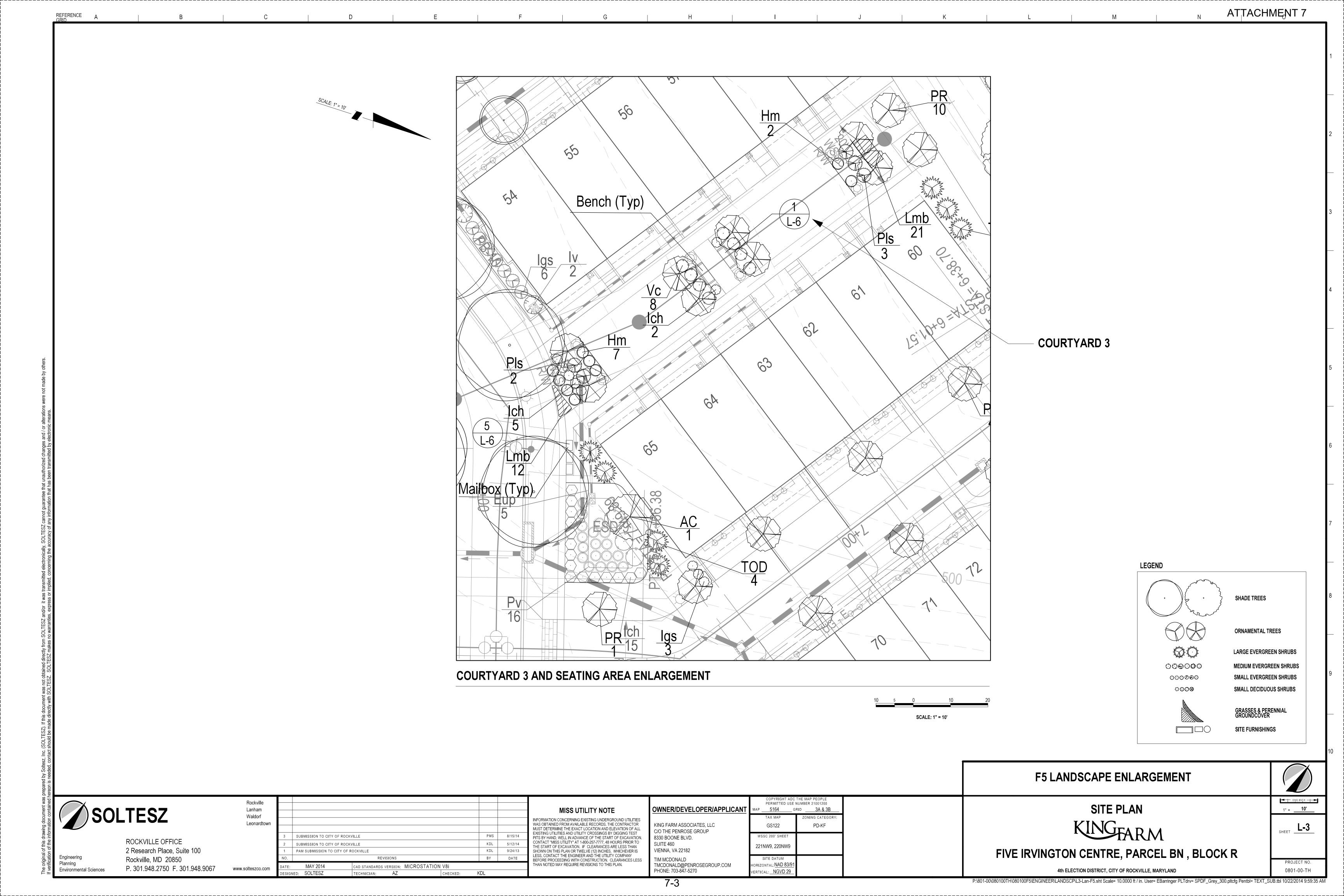
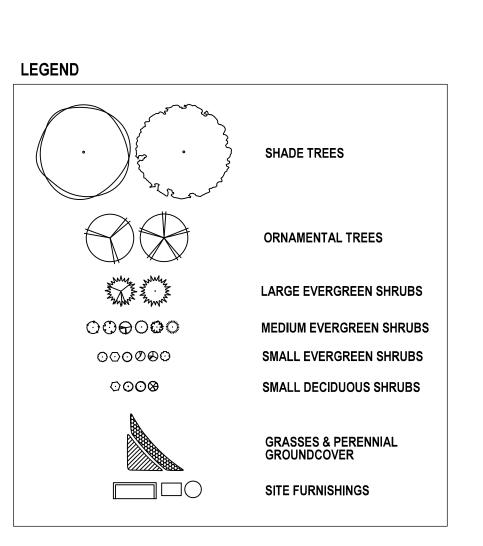
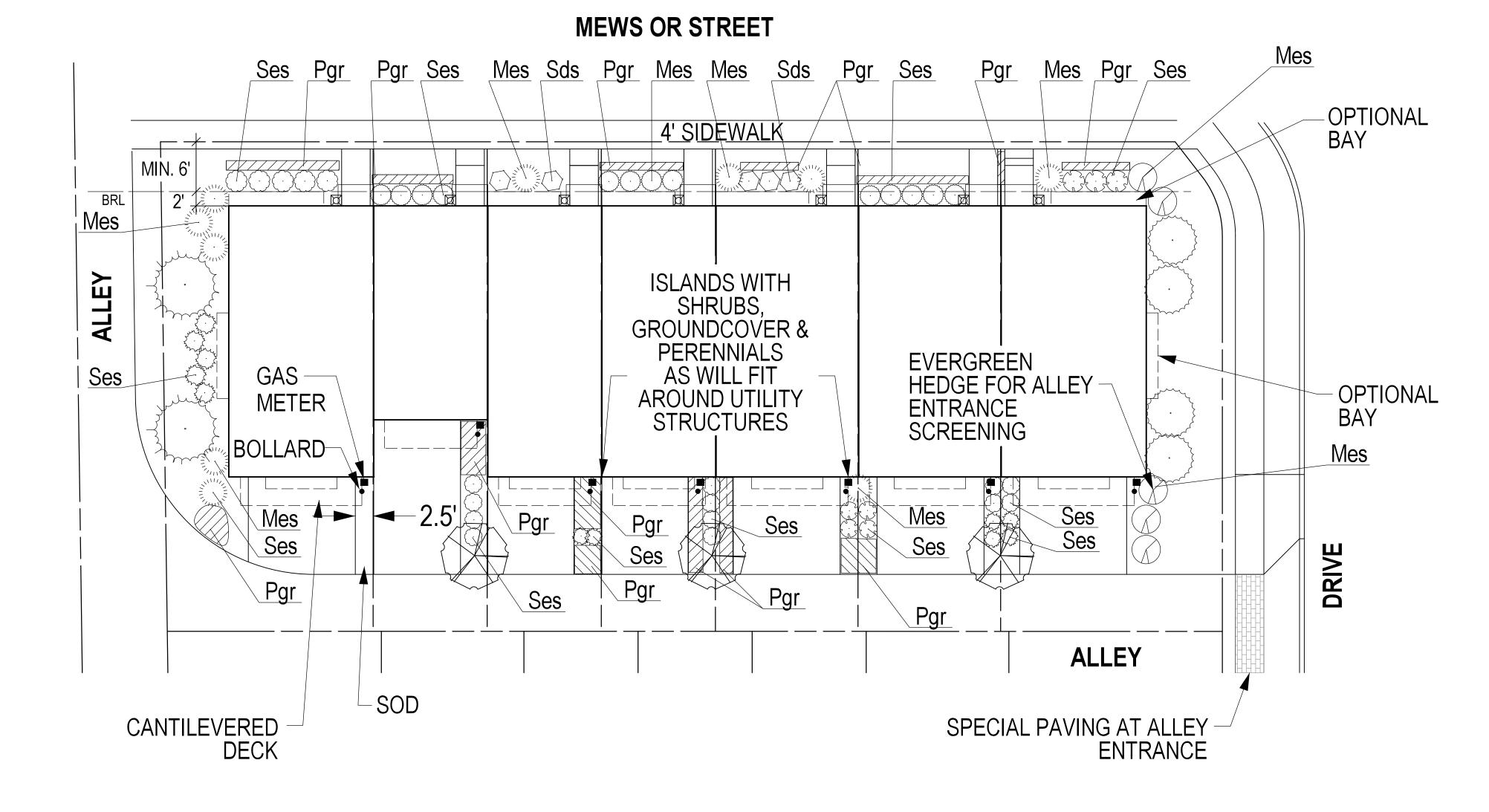


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Key	Botanical Name	Common Name	Size	Type	Remarks
	Medium Evergreen Shrubs				
	Characas vasia abtivas lOras illia Caracastal	Compact Hingly Falor Compact	2 2 4/01 54	B&B	
Mes	Chamaecyparis obtusa 'Gracillis Compacta'	Compact Hinoki False Cypress	3-3 1/2' ht. 24-30" ht.	2 Gallon	
	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	4-4 1/2' ht.	2 Gallon B&B	Full our to port abada
	llex crenata 'Chesapeake'	Chesapeake Japanese Holly			Full sun to part shade
	llex crenata 'Steeds'	Steeds Japanese Holly	4-4 1/2' ht.	B&B	Full sun to part shade
	Pieris japonica 'Dorothy Wyckoff'	Dorothy Wyckoff Japanese Pieris		B&B	Part shade
	Prunus laurocerasus "Schipkaensis"	Schipka Cherry Laurel	24-30" ht.	2 Gallon	
	Small Evergreen Shrubs				
Ses	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24-30"	B&B / #3 cont	Full sun to part shade
	llex crenata 'Helleri'	Helleri Japanese Holly	12-18"	B&B / #3 cont	Full sun to part shade
	Ilex glabra 'Shamrock'	Shamrock Holly	24-30"	B&B / #3 cont	Full sun to part shade
	Nandina domestica 'Compacta'	Compact Nandina	24-30"	B&B / #3 cont	
	Nandina domestica 'Firepower'	Firepower Nandina	24-30"	B&B / #3 cont	
	Taxus x media 'Densiformis'	Densiformis Yew	24-30"	B&B / #3 cont	
	Small Deciduous Shrubs				
Sds	Hydrangea macrophylla	Bigleaf Hydrangea		#3 cont	Part to full shade
	Spirea x bumalda 'Anthony Waterer"	Anthony Waterer Spirea		#3 cont	
	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	30-36"	B&B / #3 cont	
	Viburnum x burkwoodii	Burkwood Viburnum	30-36"	B&B / #3 cont	
	Grass and Perennials				
	Liriope spicata	Creeping Lily Turf		Flat	Full sun to part shade
Pgr	Liriope muscari 'Big Blue'	Big Blue Lily Turf		Flat	Full sun to part shade
	Liriope muscari 'Variegata'	Variegated Lily Turf		Flat	Full sun to part shade
	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		#1 cont	
	Rosa x noare	Flower Carpet Red Rose		#1 cont	groundcover

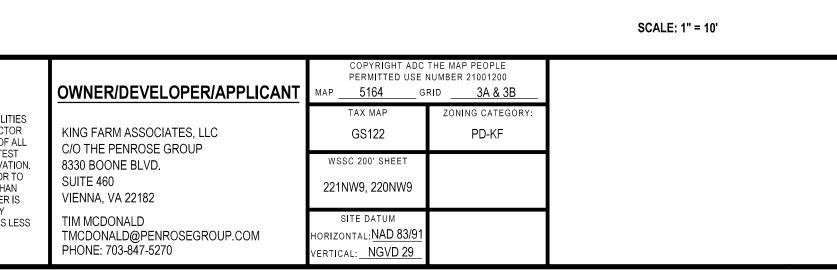




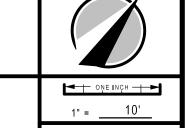
ADDITIONAL NOTES

- ALTERNATE PLANTING DESIGN FOR ISLANDS WITHOUT TREES.
- 2) FRONT YARDS MAY HAVE ORNAMENTAL TREES IN YARDS GREATER THAN 8' IN DEPTH.
- 3) FOR ACTUAL TREE LOCATIONS PLEASE REFER TO SHEET L-1 OF THE LANDSCAPE & LIGHTING PLAN SET.
- 4) SOME TOWNHOME UNITS MAY NOT HAVE BAYS. FOR THIS CONDITION, SHRUBS, GROUNDCOVER & PERENNIALS SHOULD BE SHIFTED TO MEET FOUNDATION.
- 5) PLANTINGS ON TOWNHOME END UNITS MAY VARY BASED ON SITE LOCATION, PRESENCE OF PROPOSED TREE PLANTING LOCATIONS AND / OR STORMWATER FACILITIES.
- 6) ISLANDS LESS THAN 4 FEET WIDE TO BE PLANTED WITH SOD.
- MINIMUM DISTANCE FROM BAY TO LOT LINE IS 6 FEET.
- 8) DISTANCE FROM BAY TO SIDEWALK VARIES. MINIMUM OF 5 FOOT PLANTING AREA.

TYPICAL FOUNDATION PLANTING PLAN



F5 TYPICAL FOUNDATION PLANTING PLAN



SHEET L-4

SOLTESZ

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Engineering
Planning
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Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

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| Rockville | Lanham | Waldorf | Leonardtown | | 3 | SUBMISSION TO CITY OF ROCKVILLE | PMS | 8/15/14 | | 2 | SUBMISSION TO CITY OF ROCKVILLE | KDL | 5/12/14 | | 1 | PAM SUBMISSION TO CITY OF ROCKVILLE | KDL | 9/24/13 | No. | REVISIONS | BY | DATE | Www.solteszco.com | DATE: | MAY 2014 | CAD STANDARDS VERSION: MICROSTATION V8i

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

SITE PLAN

KINGFARM

VE IDVINGTON CENTRE DARCEL BN

FIVE IRVINGTON CENTRE, PARCEL BN , BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

PROJECT NO. 0801-00-TH **GENERAL CONDITIONS**

the bid date.

general to representative species.

owner before bidding.

original plant.

representative upon delivery of materials.

II. STANDARDS

III. SUBSTITUTIONS

V. DRAINAGE

VI. WORKMANSHIP

contractor.

<u>I. PLANT MATERIAL</u>

A. Bare root

I. STANDARDS

A. The landscape contractor shall provide all materials, labor and equipment to complete

B. Total number of plants shall be as drawn on the landscape plan. If this total differs

from the plant key, the landscape contractor is to notify the landscape architect before

A. All plant material will conform to the current issue of the American Standard for Nursery

Stock published by the American Association of Nurserymen (A.A.N.) conform in

B. The plant material must be selected from nurseries that have been inspected by state

A. If a plant is found not to be suitable or available, landscape contractor is to notify the

alternate or to inform all landscape contractors of the availability of the original plant.

C. If a substitute is selected, it must be of the same size, value and quality as the

A. The landscape contractor shall notify utility companies prior to construction and

B. If there is a conflict with the utilities and the planting, the landscape contractor

caused by the contractors' failure to notify shall be borne by the contractor.

A. Plants shall not be planted in situations that show obvious poor drainage. Such

A. During planting, all areas shall be kept clean and neat, and all reasonable

shall be removed from the project and the area cleaned up.

1. Bare rooted shrubs shall be dug with adequate fibrous roots.

2. Ball sizes shall be in accordance with A.A.N. specifications.

shall be done before planting or during the planting operation

material must be heeled in and maintained.

B. Balled and Burlapped (B&B)

shall notify the landscape architect or owner immediately. Any cost of relocating

situations shall be brought to the attention of the landscape architect or owner, and if

they deem necessary, the plants shall be relocated or the contract shall be adjusted

precautions shall be taken to avoid damage to existing plants, turf and structures.

B. Upon completion, all debris and waste material resulting from planting operations

C. Any damaged areas shall be restored to their original condition at the cost of the

2. Roots shall be protected during handling and transit and planted to guard

. Balled and Burlapped plants shall be dug with firm natural balls of earth.

C. Container grown stock shall have been grown in a container long enough for the

material may be covered with a burlap or similar cover to keep from drying out.

H. Same plant material for location near each other shall be similar in appearance.

Hedge material will be similar enough in size and shape, etc. to create a uniform

root system to have developed sufficiently to hold soil in container together.

D. All plant material shall be nursery grown unless otherwise specified. Pruning

E. All plant material to be transported in covered container. Locally available

provided the transporting vehicle maintains a maximum of 35 mph.

F. Anti-desiccants shall be applied on all materials dug while in foliage.

G. Container stock may replace B&B as long as all other criteria are met.

against drying out and damage. If not planted soon after arrival,

or federal agencies. Any certificates required must be provided to owner or

B. The owner or landscape architect is then required to select a reasonable

D. Substitutions to be made with written approval of M-NCPPC.

to allow for drainage correction at a negotiated cost.

call "Miss Utility" at 1(800)257-7777, to locate main utility lines.

all landscape work as shown on the plans, plant list and specifications.

PRUNE 1/3 LEAF AREA,

RETAIN NATURAL FORM OF TREE

- 1/2" REINFORCED RUBBER HOSE

- 3 - 2" x 2" x 8' HARDWOOD STAKES

3" LAYER SHREDDED HARDWOOD

BARK MULCH

- 3" EARTH SAUCER

CUT AND REMOVE BURLAP

SPECIFIED BACKFILL MIX 2/3 EXISTING SOIL 1/3 ORGANIC MATERIAL

FORM MOUND OF SOIL

- 1/2" REINFORCED RUBBER HOSE - 2/3 UP TREE

- APPROVED TURNBUCKLE (2 REQUIRED)

- 3 - 2" x 2" x 2'-6" DOUGLAS FIR STAKE

PEEL TOP 1/3 OF BURLAP BACK OFF ROOT BALL

FORM A MOUND OF SOIL IN CENTER OF PLANT PIT TO SUPPORT BALL AT THE PROPER ELEVATION

ORIVEN FLUSH WITH GROUND

SPECIFIED BACKFILL MIX

2/3 EXISTING SOIL 1/3 ORGANIC MATERIAL

---- 3" SHREDDED BARK MULCH

- FINISH GRADE

3" EARTH SAUCER - CONTINUOUS

TREE PLANTING DETAIL

NOT TO SCALE

TREE PLANTING DETAIL - EVERGREEN TREE

NOT TO SCALE

Frank Whater white me whent

MIN.

TAMP TO PREVENT SETTLEMENT

FROM TOP 1/3 OF ROOT BALL

DOUBLE STRAND 12 GA. WIRE - TWISTED

Anti-transpirants shall be an emulsifiable concentrate used to retard excess water loss

II. MATERIALS

hedge.

without harming normal transpiration.

B. BACK FILL MIXTURES

SOLTESZ

A. ANTI-TRANSPIRANTS

1. Back fill mixture shall be 1/3 existing soil mixed with 1/3 organic material (or peat) and 1/3 topsoil.

2. If any other additives are found to be needed at the time of planting, it shall be added only with the approval of the landscape contractor, landscape architect and owner or owner's representative.

3. Fertilizer is to be added depending on the size of the plant and the manufacturer's recommendation.

* Trees - Use tree fertilizer as required by particular species

* Shrubs - Use tree fertilizer as required by particular species

* Ground Cover, Vines & Herbaceous Plants - Use tree fertilizer as required by

C. TOPSOIL

1. If used, top soil shall be sandy loam and uniform in color and composition. 2. It shall be free of stones, roots, lumps, plants and other debris over 1 1/2". 3. It shall not contain toxic substances harmful to plant growth.

4. Top soil shall have a Ph range of 5.0 to 7.0 and the organic matter shall be a minimum content of 1.0%

D. ORGANIC MATTER 1. Organic Matter used in back fill shall be peat or other material approved

by the landscape architect or owner. E. PEAT MOSS

1. Type I - sphagnum peat moss - is finely divided with a Ph of 4.0 to 5.0. F. LEAF MOLD

1. This a composted leaf material to be used with the approval of landscape architect.

1. To be organic matter composted and aged by accepted methods to be used only when specified or by approval of landscape architect.

H. DOLOMITE LIME 1. This is agricultural grade limestone containing total carbonates of 85% with a minimum of 30% magnesium carbonates.

1. Fertilizer shall be granular, packet or pellet with 35% to 85% of the total nitrogen in a slowly available form. To be applied by manufacturers methods.

2. Fertilizer shall be a complete fertilizer with a minimum analysis as required by soil

test and plant material. J. TRACE ELEMENTS

1. These slow release materials containing zinc (Zn), molybdenum (Mo), iron (Fe), copper (Cu), boron (B), and magnesium (Mn). To be applied as per manufacturers directions as deemed necessary by soil test.

III. BACKFILLING A TREE PIT

B. Cut rope or wire on ball of tree and pull burlap back to the edge of the root ball. Remove all plastic wraps and twine. Roll burlap 1/3 of the way down the root ball.

A. Backfill tree pit with a soil mixture stated in the specifications. C. Mix soil amendments in the mixture either prior to filling pit or as pit is being filled

D. Make sure plants remain straight during backfilling procedure E. Backfill sides of tree pit halfway with soil mixture and tamp as pit is being filled.

F. Finish backfilling sides of tree pit and tamp firmly.

G. NEVER COVER TOP OF TREE BALL WITH SOIL. Top of root ball should be 1/4 the root ball height above the tree pit. H. Form a 4" saucer above existing grade and around the outer rim of the tree pit.

I. Mulch top of root ball and saucer within 48 hours to a minimum depth of 2" and not

J. Water thoroughly the interior of the tree saucer until it is filled. EVEN IF IT IS RAINING. Provide enough water to ensure saturation of the root ball.

K. Prune out any dead, conflicting or broken branches.

L. In extremely hot weather, reduce foliage surface by pruning or stripping of foliage. M. Remove all tags, labels, strings, etc. from the tree.

IV. TREES BRACED BY STAKING

H. STAKES

A. Choose the correct size and number of stakes and size of hose and wire according to the Tree Support Detail and plant requirements. Staking shall be

completed within 48 hours of planting the tree. B. Spacing stakes evenly and vertically on the outside of the tree ball drive firmly into the ground (stakes can be slightly angled away from the tree).

NOTE: Never drive a stake through the tree ball, as it will damage the tree's root system. Stakes to be 2/3 above ground, 1/3 below.

C. Cut pieces of reinforced hose long enough to loop around the trunk of the tree. D. Place the hose around the trunk at the height required to provide optimum support.

Then run the 12 gauge wire through the hose and pull both ends horizontally beyond the stake by 2'. E. Cut the wire to sufficient length and then twist the wire at the rubber hose to keep it

F. Run both ends of wire together around the stake twice and then twist wire back onto

itself to secure it. Cut off excess wire and stake B. The above procedures are to follow for each stake.

1. Stakes shall be 2"x2" hardwood, reasonably free of knots to be long enough for 1/3rd to be driven into the soil, and 2/3rds above the soil surface.

1. Wire shall be 12 or 14 gauge galvanized steel or acceptable equal, depending on the size of the tree.

J. CABLE 1. Cable shall be 1/4" or 3/16" galvanized steel, depending on size of tree.

K. CLAMPS

1. clamps shall be galvanized or zinc and large enough to hold wires or wires used.

L. HOSE 1. Hose shall be corded rubber, uniform in color and either 3/4" to 1" in diameter, depending on the size of the tree.

M. MULCH 1. Material shall be double shredded composted hardwood bark, such as "silvabark" or

approved equivalent. 2. Material shall be mulching grade, uniform in size and free of foreign or harmful

V. INSPECTION

A. Plants may be subject to inspection and approval by the owner or owners representative at the place of growth for conformity to specification

requirements as to quality, size and variety. This will be at the owner's expense. B. Plants damaged in handling or transportation may be rejected by the owner or owner's representative.

A. The tree pit must be a minimum of 2 times the size of the root ball at the top.

B. The walls of tree pit shall be dug so that they are scarified. C. The tree pit shall be deep enough to allow 1/3 of the root ball to be above the

existing grade. Any loose soil at the bottom of the pit shall be tamped by hand or with the bucket of the backhoe. D. Dig pit 6" deeper than depth required for root ball. Fill bottom of pit with 6" compacted soil mix adjusting depth to insure top of root ball is 1/4 above the surface

II. PLACING TREE IN THE PIT

I. PREPARING TREE PIT

A. Place the tree in the pit by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit. Contractor is responsible for providing any machinery necessary to lift and move plant material and to insure it is not dropped.

B. Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).

C. Any dropped material may be rejected by owner or representative. Any dropped material should be flagged with red flagging on its trunk and noted on a plan. Should plant die, it will be replaced by the contractor at no cost to the owner.

III. PLANTING PROCEDURES FOR SHRUBS

II. PLANTING PROCEDURES FOR TREES

I. PREPARING SHRUB PIT

A. For a single shrub, the pit shall be dug large enough for the proper setting of the root ball (4" wider than root ball at base. 2 to 3 times the width of the root ball

B. For a shrub mass planting, the entire bed area shall be rototilled 3 to 4 " deep.

Each shrub pit shall be excavated for the proper setting of the root ball. C. For a hedge, a trench shall be dug large enough for the proper setting of all of

the plants root balls (the trench shall be 2 times wider than the root balls). D. Form a compacted base in the bottom of the hole to adjust plant height to proper location. Compact sufficiently to prevent settling.

II. PLANTING SINGLE SHRUBS AND BACKFILLING PIT

A. Remove all plastic wraps, twine, containers, etc.

B. Place the plant in the pit by lifting and carrying in by the root ball.

C. Set the plant straight and in the center of the pit with the most desirable side facing toward the prominent view.

D. Use a soil mixture as specified.

E. Make sure the plant remains straight during backfilling procedure. F. Backfill side of the pit halfway with soil mixture and tamp as the pit is being filled.

G. Pull the burlap back 1/3 the way down the root ball. Make sure burlap does not

become exposed above soil surface.

H. Finish backfilling the sides of the shrub pit and tamp firmly.

I. Form a saucer above the existing grade and around the planting pit J. Mulch top of root ball and saucer a minimum of 2" depth and not to exceed 3" in

K. Water thoroughly, the interior of the shrub saucer to insure root ball is saturated. EVEN IF IT IS RAINING.

 Prune out any dead, conflicting or broken branches. M. Remove all tags, labels, strings, etc. from the plant.

III. PLANTING A SHRUB MASS

A. Follow the same procedure as for a single shrub. (Section II A-M)

B. Edge and rake the entire planting bed to obtain uniform surface. C. Mulch the entire planting bed a minimum of 2" depth and not to exceed 3" depth.

D. Water the entire planting bed thoroughly. EVEN IF IT IS RAINING. To saturate top 2"

E. Prune out any dead, conflicting or broken branches. F. Remove all tags, labels, strings,

IV. PLANTING PROCEDURES FOR GROUND COVER

I. PREPARING GROUNDCOVER BED

A. The ground cover bed shall be loosened prior to planting by one of the following methods: rototilling, back-hoeing and rototilling or by picking (generally done on

small areas or on slopes). Soil shall be loosened to a depth of 4" to 6". B. Soil additives for the ground cover bed shall be peat and topsoil, (2" deep) after the soil has been loosened and additives then worked into the bed by one of the following methods: rototilling, back-hoeing and rototilling or by picking (in which soil additives are spread by hand into the individual plant pockets and

worked into the soil by pick). C. Fertilize in planting hole or use water soluble fertilizer at base of plants after planting. D. Mulch the entire ground cover bed to minimum 1" depth and not to exceed 2" in

II. PLANTING GROUND COVER

A. The ground cover planting holes shall be dug through the mulch with one of the following: hand trowel, shovel, bulb planter or hoe.

B. Before planting, biodegradable pots shall be crushed and the top edges broken down below the surface. Non-biodegradable pots shall be removed. Unwrap any bound roots, do not break root ball.

C. The ground cover (either potted or bare root) shall be planted: 1. So that the roots of the plant are surrounded by soil below the mulch: potted plants being set so that the top of the soil in the pot is even with the existing grade, and bare root plants being covered up to the crown of the plant or soil

2. At an equal distance apart (plans and specifications specify the "on center" (o.c.) distance for the ground cover). See spacing guide. D. The entire ground cover bed shall be edged and thoroughly watered.

V. SEEDING

I. TEMPORARY SEEDING

A. Vegetation - Annual Rye grass or Japanese Millet shall be used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetation cover, permanent seeding is required

1. Seed Mixtures - Temporary Seeding

Preferred: Annual Rye - Winter; 200-300 lbs./acre. (1/2 that amount for over seeding) Japanese Millet - Summer; 25lbs/acre. (These are preferred because existing and proposed native grasses and wildflowers may not compete well with certain grass species) 2. If seed mixtures used are other than those preferred they must be

from table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of Environmental Protection. Temporary plant material must be removed prior to seeding of other material.

3. For sites having soil tests performed, the seeding and amendment rates shown in table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for temporary

A. Seeding grass and legumes to establish ground cover for a minimum period of one year on all disturbed areas generally receiving low maintenance.

1. Seed mixtures not from table 26 of "Standard and Specifications for Soil Erosion and Sediment Control" by the Maryland department of Environmental Protection, must be similar or approved by landscape architect. Additional planting specifications for exceptional sites such as shore lines, stream banks or dunes, or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS

Technical Field Office Guide. Section 342 - Critical Area Planting. 2. For sites having disturbed areas over 5 acres, the rates shown in table 26 of "Standards and Specification for Soil Erosion and Sediment Control" shall be deleted and the rates recommended

by the soil testing agency shall be written in. 3. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs./acre). The above recommended soil amendments and hose stated in the soil test to be performed at the time of seeding, or as

recommended by state agency and manufacturers products.

4. Do not fertilize area to be seeded around storm water management facilities. 5. Contractor to provide a final product of grass crop creating

a lawn of uniform color and texture after three mowings.

VI. SOIL TESTING

1. Contractor to perform soil test as per accepted methods by

the local agricultural extension service. 2. Samples to be tested by reputable lab.

3. Contractor will be held responsible for notifying owner of any problems or deficits determined by the test results.

of the contractor after corrections have been made.

4. Corrections will be discussed and cost negotiated with owner 5. Plant failure based on soil deficits or problems due to failure of contractor to take samples, will be replaced at the cost

PRUNE BACK 1/3 -CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL 4" EARTH SAUCER— SPECIFIED BACKFILL SCARIFY SIDES -

NOT TO SCALE

3" LAYER SHREDDED HARDWOOD BARK MULCH 2"-3" BACK FROM TRUNK BALL PLUS 24" DETAIL - SHRUB PLANTING

PLANT AT SAME LEVEL AS GROWN IN NURSERY TAMP SOIL TO SECURE PLANT SPREAD ROOTS DIG PLANTING HOLE SLIGHTLY

HERBACEOUS PLANTING DETAIL NOT TO SCALE

F5 LANDSCAPE DETAILS

LARGER THAN NURSERY POT

FIVE IRVINGTON CENTRE, PARCEL BN , BLOCK R

PROJECT NO. P:\801-00\080100TH\080100F5\ENGINEER\LANDSCP\L5_Lan-F5.sht Scale= 1.0000 ft / in. User= EBarringer PLTdrv= SPDF_Grey_300.pltcfg Pentbl= TEXT_SUB.tbl 10/22/2014 9:59:40 AM

Engineering Planning

Environmental Sciences

ROCKVILLE OFFICE 2 Research Place. Suite 100 Rockville, MD 20850 P. 301.948.2750 F. 301.948.9067

www.solteszco.com

Rockville Lanham Waldorf Leonardtowr SUBMISSION TO CITY OF ROCKVILLE SUBMISSION TO CITY OF ROCKVILLE KDL 5/12/14 PAM SUBMISSION TO CITY OF ROCKVILLE 9/24/13 BY DATE CAD STANDARDS VERSION: MICROSTATION V8i MAY 2014 TECHNICIAN: CHECKED: KDL

MISS UTILITY NOTE NFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALI EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT KING FARM ASSOCIATES, LLC C/O THE PENROSE GROUP 8330 BOONE BLVD. SUITE 460 VIENNA, VA 22182 TIM MCDONALD TMCDONALD@PENROSEGROUP.COM PHONE: 703-847-5270

5164 3A & 3B GS122 PD-KF WSSC 200' SHEE 221NW9, 220NW9 rizontal:<mark>NAD 8</mark>3/ rtical: <u>NGVD 29</u>

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SITE PLAN

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

0801-00-TH

OŅE INÇH 📙

1" = NTS

SHEET L-5

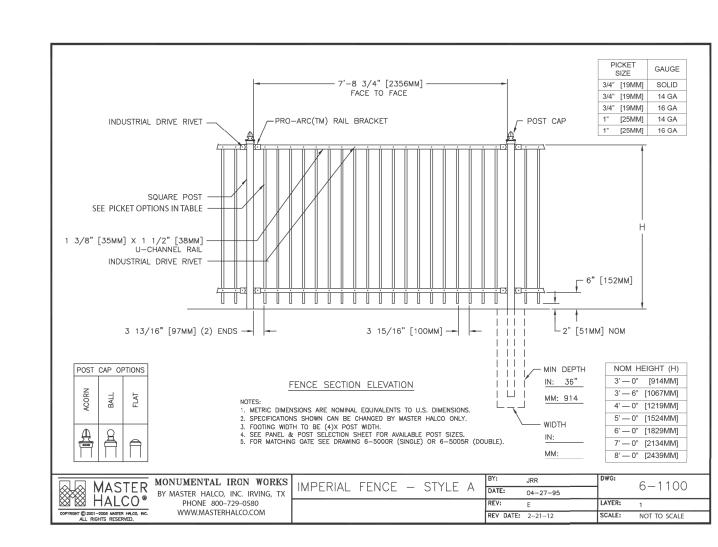


Bench

Manufacturer: DuMor Site Furnishings Model: 79 Slats: Douglas Fir Support Finish: Black Length: 6' Description: Wood bench with backrest.

1. Or approved equal as approved by town architect.

- 2. Install per manufacturers specifications.
- Surface mount.
- 4. See plan for locations.



3

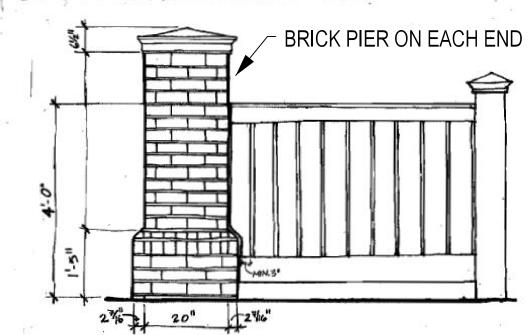
Guard Rail

Manufacturer: Monumental Ironworks Model: 42" 2 -Rail Imperial Fence, Style A, Ball-style post cap Finish: Black Description: 42" guard rail installed on top of retaining walls

- Or approved equal as approved by town architect.
- 2. Core-drill into top of retaining

3. See plan for locations.

3. TYPICAL BRICK PIER



Typical brick pier terminating alley fence at the edge of driveway (as called for in design guidelines).

Dead-End Alley Fence

Model: Typical Brick Pier King Farm Design Guidelines Finish: White Description: 4' wood

Or approved equal as approved by town architect.

2. See plan for locations.



Retaining wall veneer when visible from the street shall be made of brick or stone per the King Farm design guidelines.

Description: Brick or stone veneer to be approved by town architect at building permit.

Notes:

- 1. Or approved equal as approved by town architect.
- 2. Install per manufacturer specifications.
- 3. See plan for locations.
- 4. Final retaining wall by others.



Traditional Type II 12 tenants, 1 parcel 1570-12V2

Traditional Type III 16 tenants, 2 parcels 1570-16V2

5

Cluster Mailboxes

Manufacturer: Auth-Florence Manufacturing Model: 1570-12V2 & 1570-16V2 Finish: Postal Gray (PG)
Description: Pedestal mailbox
cluster with 12 or 16 units

1. Or approved equal as approved by town architect.2. Permanently mount to concrete surface per mfgr specifications.

3. See plan for locations.

F5 HARDSCAPE DETAILS



SHEET L-6

PROJECT NO.

0801-00-TH

SITE PLAN KINGFARM

FIVE IRVINGTON CENTRE, PARCEL BN , BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

SOLTESZ

ROCKVILLE OFFICE Engineering Rockville, MD 20850 Planning **Environmental Sciences**

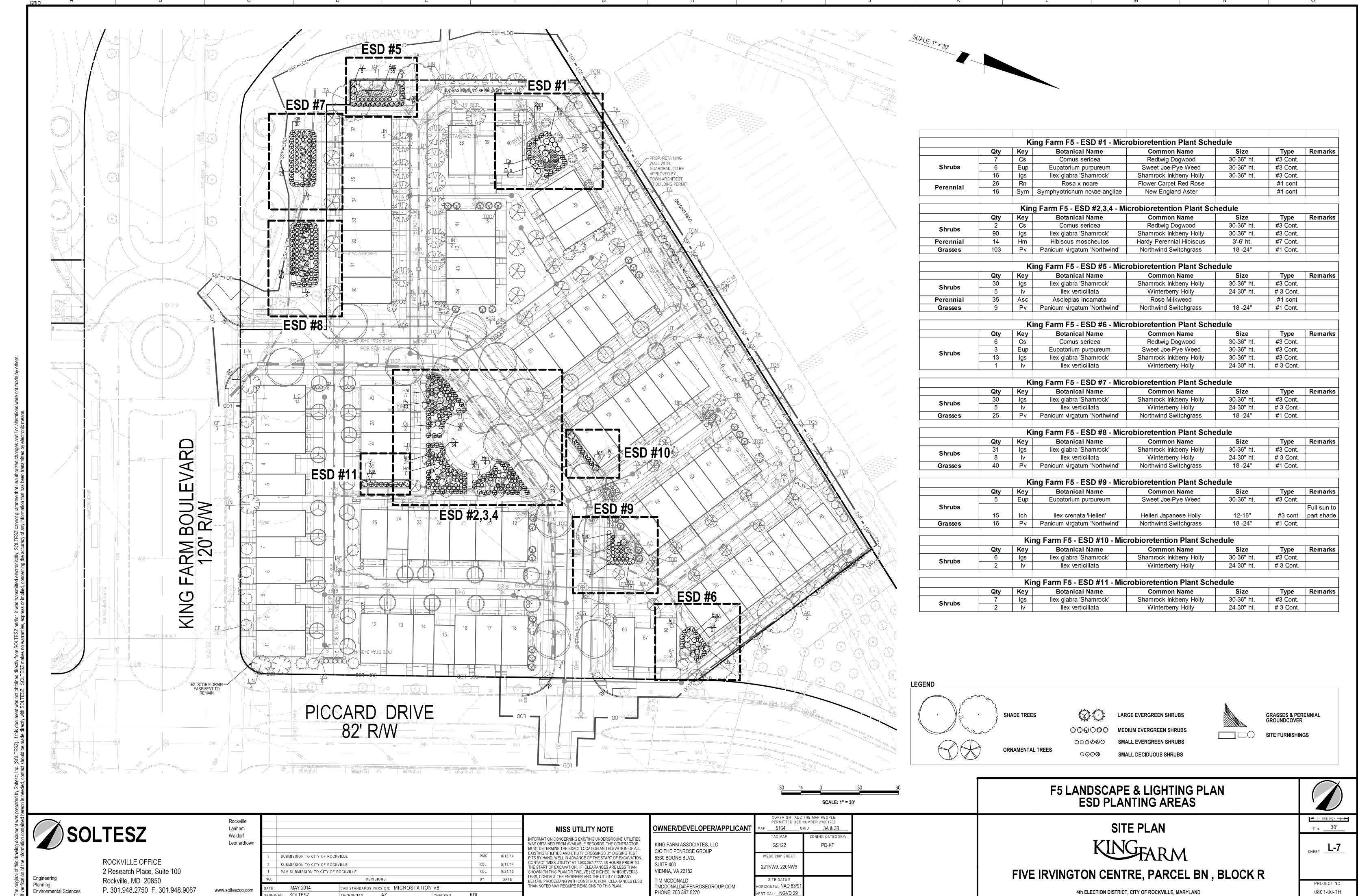
2 Research Place, Suite 100 P. 301.948.2750 F. 301.948.9067

Rockville Lanham Waldorf Leonardtowr www.solteszco.com

SUBMISSION TO CITY OF ROCKVILLE KDL 5/12/14 9/24/13 BY DATE CAD STANDARDS VERSION: MICROSTATION V8i CHECKED:

MISS UTILITY NOTE WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALI EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21001200 OWNER/DEVELOPER/APPLICANT 5164 3A & 3B KING FARM ASSOCIATES, LLC GS122 PD-KF C/O THE PENROSE GROUP WSSC 200' SHEE 8330 BOONE BLVD. SUITE 460 221NW9, 220NW9 VIENNA, VA 22182 TIM MCDONALD TMCDONALD@PENROSEGROUP.COM PHONE: 703-847-5270 orizontal:<mark>NAD 83/</mark> RTICAL: NGVD 29



RTICAL: NGVD 29

THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

CAD STANDARDS VERSION: MICROSTATION V8i

P. 301.948.2750 F. 301.948.9067

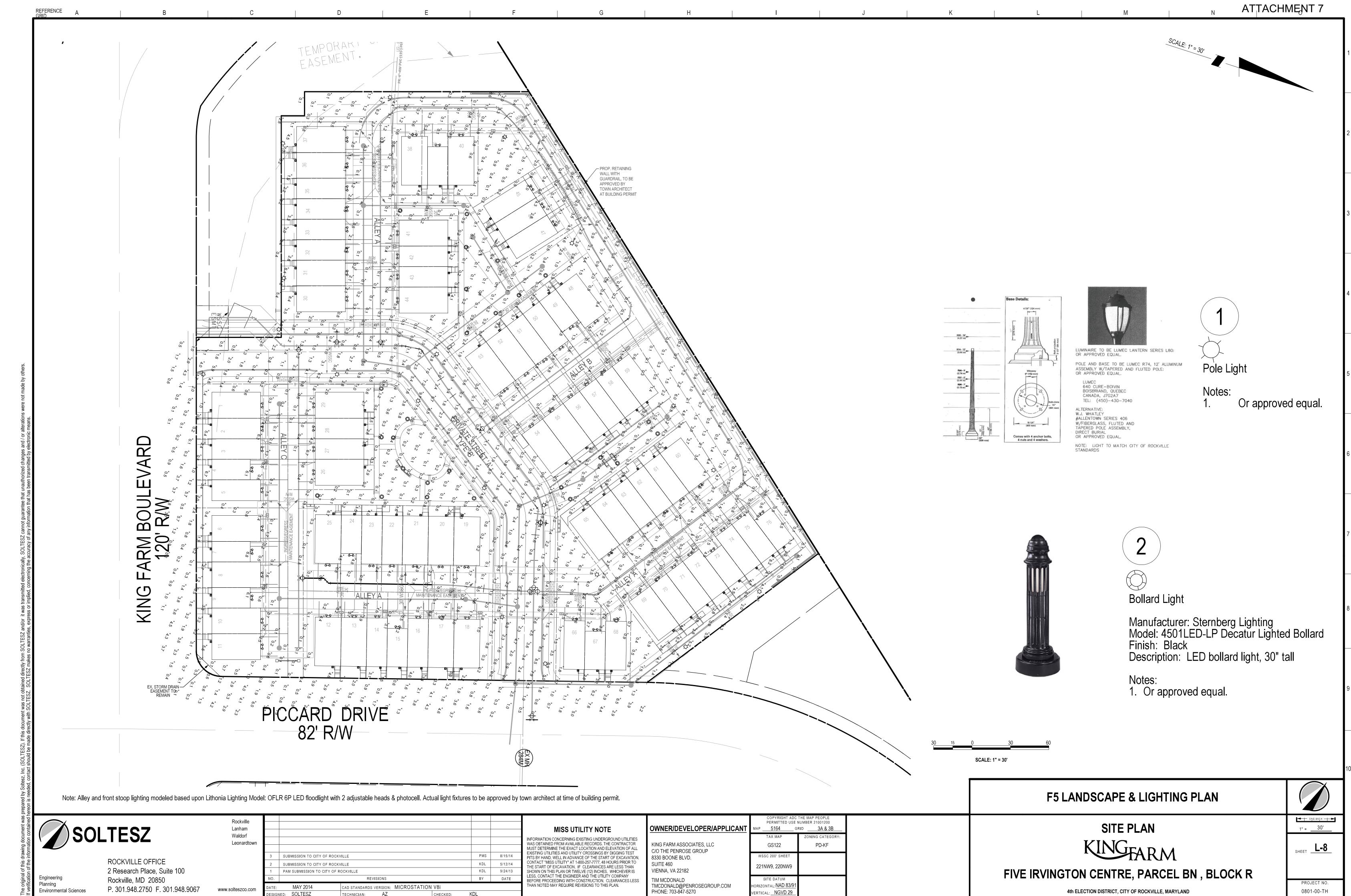
Environmental Sciences

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4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND



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